



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
[www.ladpw.org](http://www.ladpw.org)

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-5**

January 20, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**RESOLUTION OF INTENTION TO VACATE  
ALVARO STREET SOUTH OF IMPERIAL HIGHWAY  
WILLOWBROOK - FUTURE PUBLIC HEARING  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Adopt the enclosed Resolution of Intention to Conditionally Vacate Alvaro Street south of Imperial Highway, in the unincorporated County area known as Willowbrook, pursuant to Section 8320, et seq., of the California Streets and Highways Code.
2. Set the matter for hearing not less than 15 days from the adoption of the Resolution pursuant to Section 8320 of the California Streets and Highways Code.
3. Instruct the Executive Officer of the Board to publish the enclosed Notice of Proposed Vacation pursuant to Section 8322 of the California Streets and Highways Code.

**AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the enclosed Resolution to Conditionally Vacate with Reservations on the date of the hearing, pursuant to Section 8324 of the California Streets and Highways Code, after finding that:

1. The vacation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. The area proposed to be vacated is no longer needed for present or prospective public use, and is not useful as a nonmotorized transportation facility.
3. The public convenience and necessity require the reservation and exception of easements and rights as set forth in Section 8340 of the California Streets and Highways Code.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Century Community Children's Centers, Inc. (CCCC), an underlying fee owner, initiated the vacation of Alvaro Street in order to remove from the record all public easement rights within the proposed vacation area. CCCC requested the vacation to increase the building area for a proposed future child development center. The adjacent property owner, Mr. Sook Kim, also concurs with the vacation of Alvaro Street.

Alvaro Street, approximately 210 feet long, is not a through street and is currently fenced off with no general public access. On both sides of Alvaro Street is vacant land.

It is in the County's best interest to vacate the right of way since it no longer serves the purpose for which it was dedicated and is not required for general public access, circulation, or for bicycle paths and trails. Additionally, the vacation allows the County to divest itself of unnecessary and excess right of way. The vacation will not result in an immediate approval of any improvements proposed for the area by the applicant but will eliminate potential County liability over the street right of way. The vacation will not cut off access to adjacent properties or negatively impact the surrounding properties.

**Implementation of Strategic Plan Goals**

This action is consistent with the County's Strategic Plan Goal of Fiscal Responsibility as the vacation of Alvaro Street will result in added revenue through assessment and

taxation, eliminate unnecessary maintenance costs, and remove possible County exposure to liability.

### **FISCAL IMPACT/FINANCING**

The vacation of Alvaro Street will not have a negative fiscal impact on the County's budget. The applicant has paid a fee of \$2,000 to defray the expense of investigation, mailings, publication, and posting. The fee was authorized by your Board in a Resolution adopted May 4, 1982, Synopsis 62 (Fee Schedule), and as prescribed in Section 8321(d) of the California Streets and Highways Code.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The area to be vacated contains approximately 10,225 square feet and is shown on the map attached to each Resolution. The proposed vacation is conditioned upon the current property owners executing an affidavit that would consolidate/merge Lots 36 through 43, inclusive, into one parcel (currently one owner) and Lots 61 through 68, inclusive, into another parcel (currently one owner). This requirement prevents the sale of landlocked legal buildable parcels within the project area.

On February 29, 1924, the County's interest was acquired as an easement for road and highway purposes by dedication on the map of Tract No. 7714, recorded in Book 89, pages 31 and 32, of Maps, on file in the Office of the Recorder of the County of Los Angeles.

The Public Streets, Highways, and Service Easement Vacation Law allows your Board to relinquish the County's interest and terminate the public's rights over the roadway. Adoption by your Board of our recommendations terminates the rights of the public to the vacated area and disposes of excess County right of way. Your action will also result in the property being unencumbered of the public easement, thereby allowing the underlying fee owners to exercise their reversionary rights over the vacated area.

### **ENVIRONMENTAL DOCUMENTATION**

Under CEQA, as specified in Sections 15301, 15304, 15305, and 15321 of the State CEQA Statutes and Guidelines, and as specified in Classes 1, 4, 5, and 21 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, this proposed vacation is categorically exempt.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The County of Los Angeles Fire Department has found that no fire protection facilities will be affected by the proposed vacation. The County of Los Angeles Regional Planning Commission has determined that the proposed vacation of Alvaro Street does not conflict with the County-adopted General Plan. Existing easement rights for utility facilities will be reserved to Southern California Edison Company.

**CONCLUSION**

This action is in the County's best interest. Enclosed are two originals of the Resolution of Intention and the Resolution to Vacate with Reservations, both approved as to form by County Counsel, vacating Alvaro Street south of Imperial Highway. Upon adoption of the Resolution of Intention, please transmit two conformed copies of the Resolution and the Notice of Proposed Vacation to this office, which will post the Notice pursuant to California Streets and Highways Code Section 8323. Upon adoption of the Resolution to Vacate with Reservations, please return one executed original, two conformed copies, and a copy of the Board's minute order, for further processing. We will record the Resolution and return the executed original Resolution to you when recorded. In the interim, please retain one executed original for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

JLS:bw  
P5:3233CBRLTR

Enc.

cc: Chief Administrative Office  
County Counsel

# RESOLUTION OF INTENTION TO VACATE WITH RESERVATIONS

## (CONDITIONAL)

WHEREAS, it is proposed that Alvaro Street south of Imperial Highway be conditionally vacated as a public street/highway while reserving an easement for utility facilities to Southern California Edison Company; and

WHEREAS, the subject street is not necessary or useful for public use, and the proposed vacation was approved by the Interim Director of the County of Los Angeles Department of Public Works.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, State of California, that it is the intention of said Board of Supervisors to order that the aforementioned right of way legally described in Exhibit "A" and as shown by the map in Exhibit "B," both attached hereto and incorporated herein by this reference covering the right of way in the County of Los Angeles, State of California, be vacated pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320.

NOW, THEREFORE, IT IS ORDERED by the Board of Supervisors of the County of Los Angeles, State of California, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at the hour of \_\_\_\_\_ a.m./p.m. of said day, is the day and the hour, and the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, is the place fixed by the Board of Supervisors when and where any and all persons having objections to the proposed vacation may appear before said Board of Supervisors and show cause why said proposed vacation should not be made in accordance with this Resolution.

IT IS FURTHER ORDERED that notices of such proposed vacation are to be conspicuously posted along the line of the area proposed to be vacated, in the manner and in the form required by law, and shall cause the same to be published in

\_\_\_\_\_,  
a newspaper of general circulation published in the County, for at least two successive weeks prior to the day fixed for the hearing.

The foregoing Resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, adopted and ordered by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By \_\_\_\_\_  
Deputy

By \_\_\_\_\_  
Deputy

JLS:bw  
p5:3233cbrdltr

**NOTICE OF PROPOSED VACATION OF ALVARO STREET  
SOUTH OF IMPERIAL HIGHWAY, IN THE VICINITY OF  
WILLOWBROOK, IN THE SECOND SUPERVISORIAL DISTRICT**

**NOTICE IS HEREBY GIVEN** that a Resolution of Intention was adopted by the Board of Supervisors of the County of Los Angeles on \_\_\_\_\_ 20\_\_\_\_, declaring its intention to conditionally vacate Alvaro Street south of Imperial Highway (Willowbrook, CA 90059), in the Second Supervisorial District, as described in Exhibit "A" and as shown by the map in Exhibit "B," both attached hereto and incorporated herein by reference.

The vacation proceeding is conducted pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320.

A hearing on the proposed vacation will be held in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ a.m./p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, adopted \_\_\_\_\_, 20\_\_\_\_\_.

VIOLET VARONA-LUKENS  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By \_\_\_\_\_  
Deputy

By \_\_\_\_\_  
Deputy

JLS:bw  
P5:3233CBRLTR

# **RESOLUTION TO VACATE WITH RESERVATIONS**

## **(CONDITIONAL)**

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California, did on \_\_\_\_\_, 20\_\_\_\_, adopt the Resolution of Intention to Vacate with Reservations as a public street/highway, Alvaro Street south of Imperial Highway in the vicinity of Willowbrook in the County of Los Angeles, State of California, legally described in Exhibit "A" and as shown by map in Exhibit "B," both attached to said Resolution; pursuant to Chapter 3, Part 3, Division 9, of the Streets and Highways Code, State of California, commencing with Section 8320; and

WHEREAS, Mr. Sook J. Kim is the underlying fee owner of Lot 40 and portions of Lots 36 through 39 inclusive, 41, 42, and 43, and Century Community Children's Centers, Inc., is the underlying fee owner of Lots 63, 64, and portions of Lots 61, 62, and 65 through 68 inclusive, both partially depicted on Exhibit "B" (both fee owners hereinafter referred to as the "Fee Owners"); and

WHEREAS, the vacation is conditioned upon the Fee Owners executing an affidavit consolidating/merging Lot 40, and portions of Lots 36 through 39 inclusive, and 41, 42, and 43, into one parcel, and Lots 63, 64, and portions of Lots 61, 62, and 65 through 68 inclusive, into another parcel. This condition must be met to the satisfaction of the Department of Public Works within one year of the date this Resolution is adopted by the Board of Supervisors or the vacation and abandonment of the Easement will terminate and become null and void; and

WHEREAS, pursuant to said Resolution, a notice of proposed vacation has been given by publication and by posting; and

WHEREAS, said Board of Supervisors held a public hearing on said proposed vacation on \_\_\_\_\_, 20\_\_\_\_; and

WHEREAS, said Board of Supervisors has found and determined that the area to be conditionally vacated is no longer necessary for present or prospective public use based upon the following facts: That the subject right of way is not required for general public access or circulation, and is not useful as a nonmotorized transportation facility;



NOW, THEREFORE, IT IS ORDERED by the Board of Supervisors of the County of Los Angeles, State of California, that the above-referenced right of way is hereby conditionally vacated pursuant to Chapter 3, Part 3, Division 9 of the Streets and Highways Code, State of California, commencing with Section 8320; reserving and excepting therefrom easements and rights for utility facilities owned by Southern California Edison Company, as set forth in Sections 8340 and 8341 of said Streets and Highways Code;

AND BE IT FURTHER RESOLVED that the Department of Public Works be authorized to record the executed original Resolution in the Office of the Recorder of the County of Los Angeles, at which time the area vacated will no longer be a public street/highway.

The foregoing Resolution was on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, adopted by the Board of Supervisors of the County of Los Angeles, State of California.

VIOLET VARONA-LUKENS  
Executive Officer of the  
Board of Supervisors of the  
County of Los Angeles

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.  
County Counsel

By \_\_\_\_\_  
Deputy

By \_\_\_\_\_  
Deputy

JLS:bw  
P5:3233CBRLTR

## EXHIBIT "A"

ALVARO STREET  
AMB 6148-006-900  
T.G. 704 F/7  
I.M. 084-197  
S.D. 2  
M0488125

### Legal Description

#### PARCEL 1

That certain portion of ALVARO STREET, 50 feet wide and variable width, in the unincorporated territory of the County of Los Angeles, State of California, as shown on and dedicated to the public use, by map of Tract No. 7714, recorded in Book 89, pages 31 and 32, of Maps, in the Office of the Recorder of said County, bounded as follows:

On the north by the westerly prolongation of a line parallel with and 20 feet southerly, measured at right angles, from the northerly line of Lot 65 of said tract; on the south by the westerly prolongation of the southerly line of that certain parcel of land acquired by the County of Los Angeles by deed recorded January 28, 2003, as Document No. 03-0261882, of Official Records, in said Recorder's Office.

Containing: 10,148± square feet.

#### PARCEL 2

That certain parcel of land described in deed to the County of Los Angeles for public road and highway purposes, recorded July 13, 1961, as Document No. 4007, of Official Records, in said Recorder's Office.

Containing: 77± square feet.

TOTAL: 10,225± square feet.

RESERVING to Southern California Edison Company, an easement for public utility purposes in, over and across the above-described parcels herein being vacated.

Description Approved

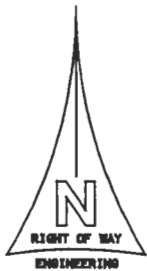
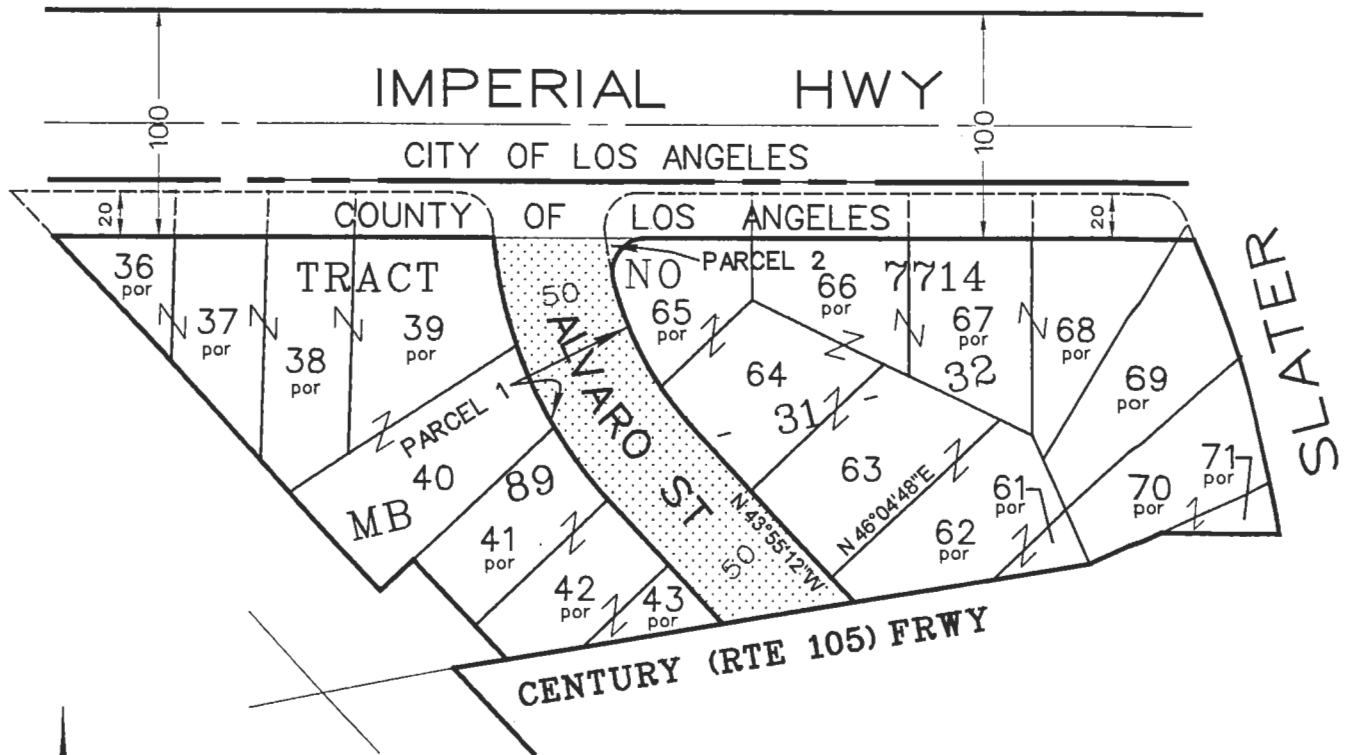
**DEC 27 2004**

DONALD L. WOLFE

Interim Director of Public Works

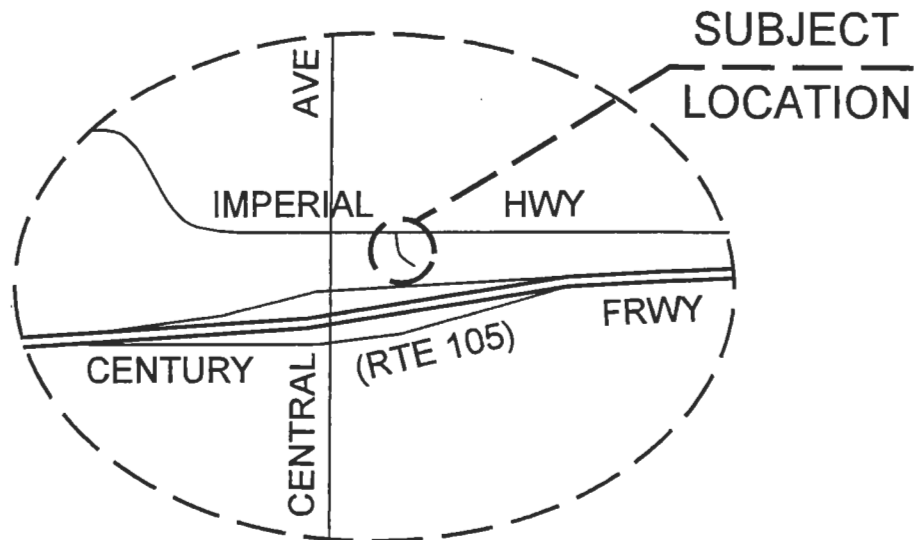
By *Marcelo V. Antebal*  
Cadastral Engineer II

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the Land Surveyors Act.

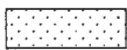


## EXHIBIT "B"

APPLICANT: COMMUNITY  
CHILDREN'S CENTER



### LEGEND



Proposed Vacation  
of Right of Way

Area = 10,225 ± Sq. Ft.

### REVISIONS

1. 1/13/05

2.

### DEPARTMENT OF PUBLIC WORKS

### MAPPING & PROPERTY MANAGEMENT DIVISION

S.D.  
2

R.D.  
241

A.M.B.  
6148-006-900

T.G.  
704 F/7

**ALVARO STREET**  
S/O IMPERIAL HIGHWAY  
N/O RTE 105 FRWY

DRAWING NO.  
**M0488125**

SCALE  
NONE

DATE  
9/15/03

I.M.  
(084-197)

Previously  
M0488104